

153.0

0007

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

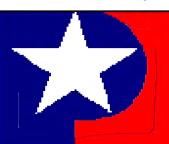
Total Card / Total Parcel

751,300 / 751,300

APPRAISED: 751,300 / 751,300

USE VALUE: 751,300 / 751,300

ASSESSED: 751,300 / 751,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
41		BELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	BAKER ROY E & LINDA R	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 41 BELLINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2132 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	291,200	4,100	456,000	751,300		102123
							GIS Ref
							GIS Ref
							Insp Date
							04/27/18

PREVIOUS ASSESSMENT									Parcel ID	153.0-0007-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	291,400	4100	5,000.	456,000	751,500	751,500	Year End Roll		12/18/2019
2019	101	FV	229,200	4100	5,000.	427,500	660,800	660,800	Year End Roll		1/3/2019
2018	101	FV	229,200	4100	5,000.	353,400	586,700	586,700	Year End Roll		12/20/2017
2017	101	FV	229,200	4100	5,000.	324,900	558,200	558,200	Year End Roll		1/3/2017
2016	101	FV	229,200	4100	5,000.	296,400	529,700	529,700	Year End		1/4/2016
2015	101	FV	223,500	4100	5,000.	290,700	518,300	518,300	Year End Roll		12/11/2014
2014	101	FV	223,500	4100	5,000.	270,200	497,800	497,800	Year End Roll		12/16/2013
2013	101	FV	223,500	4100	5,000.	257,100	484,700	484,700			12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15732-254		8/1/1984		139,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/26/2018	1394	Re-Roof	7,600	C					4/27/2018	MEAS&NOTICE	BS	Barbara S
6/6/1996	235		22,700					13X16 ADDITION +WD	1/8/2009	Measured	372	PATRIOT
6/3/1993	233		6,000					7X26 ENCLOSED PORC	11/22/1999	Meas/Inspect	264	PATRIOT
6/3/1993	232	Manual	1,000					ROOFING	8/14/1997		TH	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION

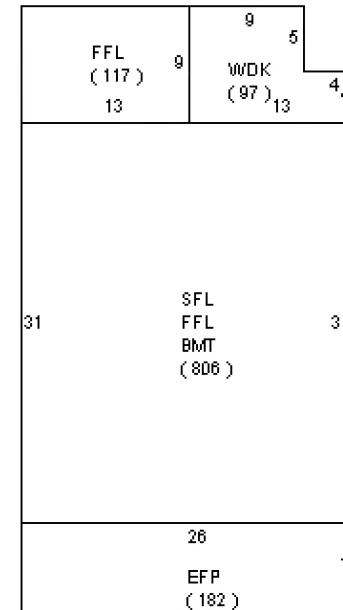
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	1 - Wood Shingl	12%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH

Sum Area By Label :
 EFP = 182
 WDK = 97
 SFL = 806
 FFL = 923
 BMT = 806

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

CONDOS INFORMATION

Location:

CALC SUMMARY

Basic \$ / SQ: 125.00

Size Adj.: 1.25728738

Const Adj.: 0.98000199

Adj \$ / SQ: 154.018

Other Features: 71000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 395687

Depreciation: 104461

Depreciated Total: 291226

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price